



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NEIGHBORHOOD MEETING INVITATION

June 14, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back of this letter.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jason Holland, City Planner  
970-224-6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

## MEETING TIME AND LOCATION

Wednesday, June 28, 2017

6:00 - 7:30 P.M.

Christ United Methodist Church

301 E Drake Road

Fort Collins, CO 80525

## PROPOSAL NAME & LOCATION

255 Johnson Drive Mixed Use  
Development

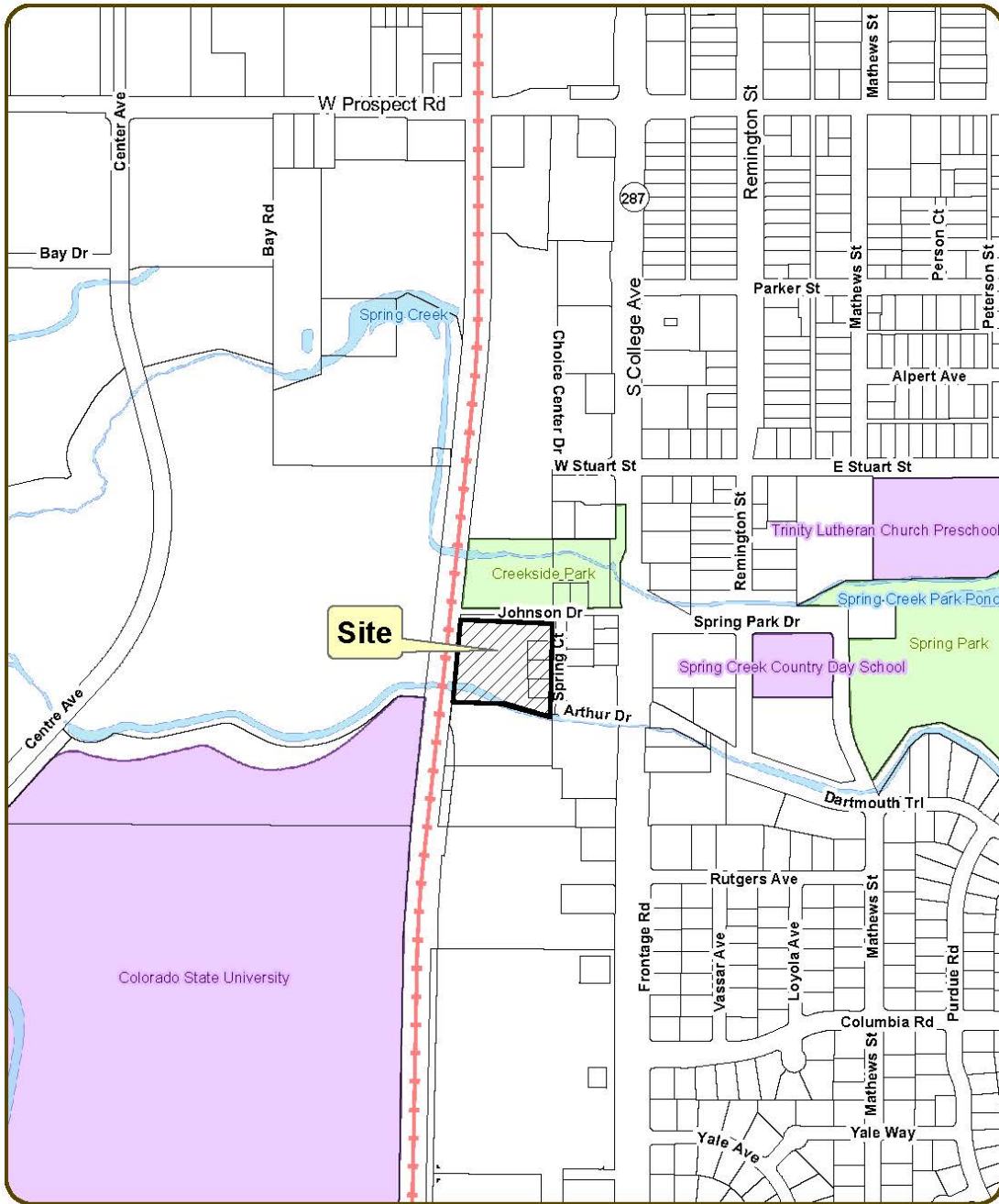
Located at the southwest corner of Johnson Drive and Spring Court (Please see project location map on the back of this letter)

## PROPOSAL DESCRIPTION

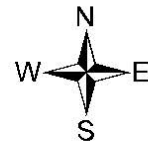
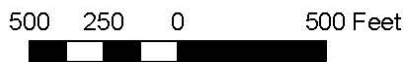
- This is a proposal for a mixed use development in a five story building, with retail and commercial space on the ground floor and student-oriented housing on floors 2 through 5.
- A total of 412 beds are proposed in 192 for-rent dwelling units.
- The preliminary plan proposes 44 one-bedroom units, 104 two-bedroom units, 16 three-bedroom units and 28 four-bedroom units.
- A parking garage is proposed on the building's ground level with a total of 252 off-street parking spaces provided.
- 3 parking spaces for car share vehicles are also proposed.
- The proposal is located in the Transit Oriented Development Overlay area (TOD) and is zoned General Commercial (C-G).
- This proposal is subject to a review and approval at a public hearing by the Planning & Zoning Board (P&Z).

## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)



## 255 Johnson Drive



The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [translate@fcgov.com](mailto:translate@fcgov.com).